

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF A 0.675 ACRE (29,411 SQUARE FEET) CONSERVATION EASEMENT, OUT OF THE ISAAC DECKER LEAGUE SURVEY NO. 20, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF TRACT 1, OLTORF ADDITION, A SUBDIVISION IN THE CITY OF AUSTIN ACCORDING TO THE MAP OR PLAT OF RECORD IN BOOK 10, PAGE 12, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), WHICH TRACT 1 WAS CONVEYED TO WOODVIEW MHC, LLLP BY GENERAL WARRANTY DEED DATED SEPTEMBER 27, 2004, OF RECORD IN DOCUMENT NO. 2004187144, AND CORRECTED IN DOCUMENT NO. 2004217866 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAVE AND EXCEPT THAT 3.3 ACRE PORTION DEDICATED FOR STREET PURPOSES IN DEED FILED AUGUST 5, 1955, OF RECORD IN VOLUME 1604, PAGE 83 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), SAID 0.675 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

COMMENCING at a calculated point in the curving southwest right of way line of Oltorf Street, for a corner of said Tract 1, and being the intersection point of said southwest line and the northwest line of said 3.3 acre tract dedicated for street purposes to the City of Austin in said Volume 1604, Page 83, D.R.T.C.T., from which a 1/2" Iron Rod found bears N 66°20'27" E for a distance of 1.11 feet, also from which a 1/2" Iron Rod found bears N 50°54'02" W for a distance of 32.14 feet for the northernmost corner of said Tract 1, and the easternmost corner of that certain 1.780 acre tract conveyed to Nouvelle Maison, L.P. by Warranty Deed With Vendor's Lien dated March 31, 2003, of record in Document No. 2003074067, and corrected in Document No. 2003106437, O.P.R.T.C.T.;

THENCE, S 27°07'13" W, with a southeast line of said Tract 1 and the northwest line of said 3.3 acre tract dedicated for street purposes, a distance of 666.91 feet to a 1/2" Iron Rod found;

THENCE, S 27°34'48" W, continuing with the said southeast line of said Tract 1 and the said northwest line of the 3.3 acre tract dedicated for street purposes, a distance of 482.79 feet to a calculated point having Texas State Plane Coordinate (Texas Central Zone, NAD83, U.S. Feet) grid values of N=10061280.32, E=3105855.05, and being the northeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, S 27°34'48" W, continuing with the said southeast line of said Tract 1 and the said northwest line of the 3.3 acre tract dedicated for street purposes, a distance of 303.50 feet to a calculated point for the southeast corner of the herein described tract, from which a calculated point bears S 27°34'48" W a distance of 66.48 feet for the southwest corner of said 3.3 acre tract dedicated for street purposes and an interior corner of said Tract 1;

THENCE, through the interior of said Tract 1, the following three (3) courses and distances:

- 1.) S 82°29'23" W a distance of 106.80 feet to a calculated point for the southwest corner of the herein described tract;

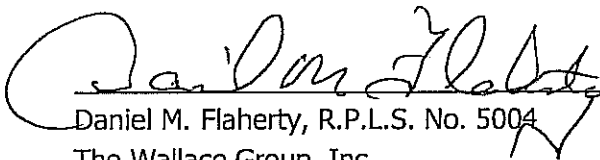
- 2.) N 16°33'25" E a distance of 207.65 feet to a calculated point for the northwest corner of the herein described tract;
- 3.) N 65°51'13" E a distance of 205.18 feet to the **POINT OF BEGINNING** and containing 0.675 acres (29,411 square feet) of land.

BEARING BASIS NOTE

The bearings described herein are referenced to Texas State Plane Grid bearings (Texas Central Zone, NAD83) which is based on the published grid coordinates for City of Austin Monuments G-20-3001(CB13) having coordinate values N=10061184.39, E=3104831.21 and H-20-3003(CB11) having coordinate values N=10061108.04, E=3109304.63.

This legal description is a part of and accompanies a separate sketch of this survey.

Surveyed under the direction and supervision of the undersigned:



Daniel M. Flaherty, R.P.L.S. No. 5004

The Wallace Group, Inc.

One Chisholm Trail, Suite 130

Round Rock, Texas 78681

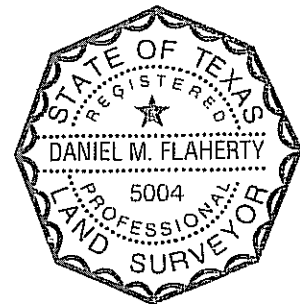
Ph. (512) 248-0065

Plat No. A-4411

22106-FN03.doc

04-19-2010

Date of Field Survey



06-10-2010

Date

REFERENCES

TCAD # 04-0106-0501

AUSTIN GRID H-20

FIELD NOTES REVIEWED

By John Moore Date 6-16-2010
Engineering Support Section
Department of Public Works
and Transportation

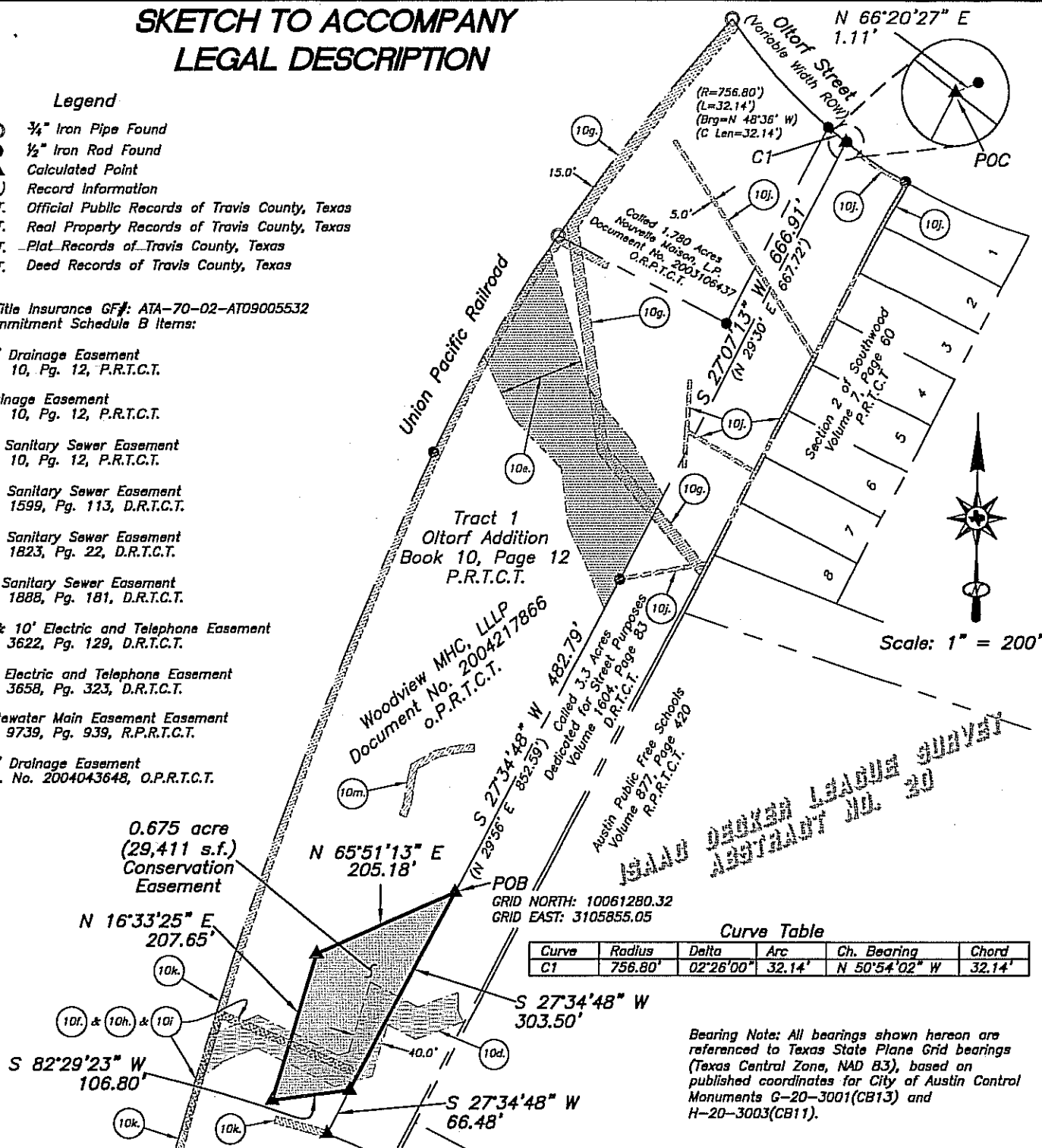
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

Legend

- 3/4" Iron Pipe Found
- 1/2" Iron Rod Found
- ▲ Calculated Point
- () Record Information
- O.P.R.T.C.T. Official Public Records of Travis County, Texas
- R.P.R.T.C.T. Real Property Records of Travis County, Texas
- P.R.T.C.T. Plat Records of Travis County, Texas
- D.R.T.C.T. Deed Records of Travis County, Texas

Alamo Title Insurance GF#: ATA-70-02-AT09005532
Title Commitment Schedule B Items:

- 10d. 40' Drainage Easement
Vol. 10, Pg. 12, P.R.T.C.T.
- 10e. Drainage Easement
Vol. 10, Pg. 12, P.R.T.C.T.
- 10f. 10' Sanitary Sewer Easement
Vol. 10, Pg. 12, P.R.T.C.T.
- 10g. 15' Sanitary Sewer Easement
Vol. 1599, Pg. 113, D.R.T.C.T.
- 10h. 10' Sanitary Sewer Easement
Vol. 1823, Pg. 22, D.R.T.C.T.
- 10i. 10' Sanitary Sewer Easement
Vol. 1888, Pg. 181, D.R.T.C.T.
- 10j. 5' & 10' Electric and Telephone Easement
Vol. 3622, Pg. 129, D.R.T.C.T.
- 10k. 10' Electric and Telephone Easement
Vol. 3658, Pg. 323, D.R.T.C.T.
- 10l. Wastewater Main Easement Easement
Vol. 9739, Pg. 939, R.P.R.T.C.T.
- 10m. 10' Drainage Easement
Doc. No. 2004043648, O.P.R.T.C.T.



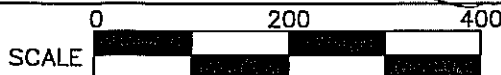
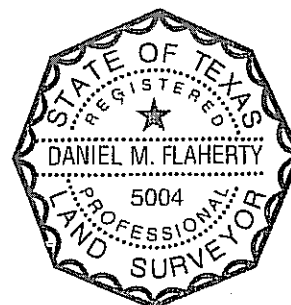
The Wallace Group, Inc.

1 Chisholm Trail, Suite 130, Round Rock, Texas 78681 (512) 248-0065
Engineers ■ Architects ■ Planners ■ Surveyors
Waco * Killeen * Dallas * Round Rock

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED MEETS THE REQUIREMENTS FOR LAND SURVEYS IN THE STATE OF TEXAS, THIS THE 10TH DAY OF JUNE, 2010.

SURVEYED: 04-19-2010

Daniel M. Flaherty
DANIEL M. FLAHERTY, RPLS NO. 5004



PLAT NO. A-4411

DRAFT DATE 6-10-10

DRAWN BY SGW

WORK ORDER NO. 22106

FIELD BOOK/P.G. 133/62

TAB # A-4411

DIGITAL FILE 382-003-CONESMNT3.DWG

F/N #

22106-03

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